



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: 860.561.7555 FAX: 860.561.7504  
[www.westhartfordct.gov](http://www.westhartfordct.gov)

July 10, 2017, Item #6

August 7, Item #11

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan  
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File #: 1309

Date Received: 5.17.17

Street Address of Proposed Application: 333 North Main Street  
B6/ aka 2523 Albany Avenue (Tenant Space  
Zone: SDD #127 Acreage/Lot Area: \_\_\_\_\_ Parcel/Lot#: \_\_\_\_\_ #140)

Application Fee: \$350 Surcharge Fee: \$60 Affidavit Fee: \$20

Applicant's Interest in Property: Tenant

Brief Description of Proposed Activity: out door patio serving food & liquor  
24 Seats (Koma)

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Chris (Hui Ling) Chen  
Record Owner's Name  
Applicant's Name  
345 N. Main St.  
Street  
W. Hartford CT 06117  
City State Zip  
860-232-2100  
Telephone #

Bishop's Corner (E+A) LLC  
Applicant's Name  
Record Owner's  
P.O. Box 528  
Street  
Columbus, SC 29202  
City State Zip  
Telephone #

Contact Person:

\* (Name) Chris Chen  
Street

Applicant's Signature

X Signature of Owner/Authorized Agent

City State Zip

917-915-2765  
Telephone #

Chris.Koma@hotmail.com  
Email Address

RECEIVED

MAY 17 2017

PLANNING & ZONING DIVISION



# Koma

May 16, 2017

Honorable Members of the Town Plan & Zoning Commission  
Town of West Hartford  
Town Hall Common

Application for a Special Use Permit to add Outdoor Dining at Koma, 345 North Main Street West Hartford, CT 06117

Dear Honorable Members of the Town Plan & Zoning Commission:

Koma Japanese Steakhouse, located @ 345 North Main Street, would like to add outdoor dining serving full menu.

SUP Proposal

Koma proposes:

- To add 6 tables, a total of 24 seats to our outdoor dining area
- To add aluminum railing of 42" high on both sides of the dining area

#### A. Space definition/Location

1. @Bishops Corner, 345 North Main St, right above the Bank of American. There's a hall way of 15' wide 58' long outside of our restaurant.

We would like to add outdoor dining within this long hallway facing the parking lot. A 5' hallway will still be available for the guests of Bishops Corner.

2. Koma proposes to add 6 painted aluminum tables with umbrella. 30' tall square table, 84' tall umbrella.
3. Attaching typical fence support post to concrete deck with two 1/4" dia. Fastening bolts through the 3" x 3" anchoring plate at the bottom of each fence support post.
4. We will have speakers with separate volume control at the dining area.
5. No heating system of any kind will be used at outside dining area.
6. A 7ft high umbrella with no signage will be used on each table

#### B. Operations

1. The outdoor dining area will be fully capable of accommodating disabled patrons.
2. Restrooms inside of the restaurant will be easily accessible for outdoor dining guests.
3. The kitchen facilities are sufficient and adequate to service the restaurant and outdoor seating area.
4. No waste receptacle will be placed outside. All trash will be cleaned by the wait staffs and floor helpers.
5. Outdoor dining will follow the store hours.  
Sun – Thu 11am – 10pm  
Fri & Sat 11am – 11:30pm

#### C. Maintenance

1. Koma understands that cleanliness is critical to the success of the patio seating and will continue to maintain its facility at the highest of standards. While the tables are the responsibility of the wait staffs, the outdoor dining area will be overseen by the restaurant manager on duty. Typically, a table will be cleared completely as soon as its customers leave. Several bus person will also be there to help at all time and make sure outdoor dining area will be clean. Spills and drops will be taken care immediately.
2. A wait station will just be inside of the door.
3. Tables and chairs are of commercial grade and will be sufficiently weighted to avoid displacement by wind.
4. During the off season, the outdoor furniture will be cleaned and stored in our storage room.

Truly yours,

Koma Japanese Steakhouse

By: \_\_\_\_\_  
Chris Chen, General Manager

Forwarded on 6.6.17 to: Chris Chen  
T. Dumais  
C. Dorau

**Brittany Bermingham**

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**From:** Tim Mikloiche  
**Sent:** Tuesday, June 06, 2017 9:06 AM  
**To:** Brittany Bermingham  
**Subject:** RE: Requesting Staff Comments for 333 North Main- SUP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Brittany,

I apologize, I thought one of the other inspectors got back to you. We should be all set there.

**Timothy J. Mikloiche, Building Official**  
**Supervisor of Inspections**  
**Town of West Hartford**

**Department of Community Development: Building Inspection Division**

50 South Main Street, Room 208 | West Hartford CT 06107 | t 860.561.7536 | f 860.561.6939

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**From:** Brittany Bermingham  
**Sent:** Monday, June 05, 2017 10:22 AM  
**To:** Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Subject:** FW: Requesting Staff Comments for 333 North Main- SUP

Tim- Can you provide comments for Koma Restaurant outdoor dining? See attached. The original due date was June 1.

Thanks,  
Brittany

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**From:** Brittany Bermingham  
**Sent:** Thursday, June 01, 2017 10:34 AM  
**To:** 'chris.koma@hotmail.com' <[chris.koma@hotmail.com](mailto:chris.koma@hotmail.com)>  
**Cc:** Todd Dumais <[Todd.Dumais@WestHartfordCT.gov](mailto:Todd.Dumais@WestHartfordCT.gov)>; Catherine Dorau <[cdorau@WestHartfordCT.gov](mailto:cdorau@WestHartfordCT.gov)>  
**Subject:** FW: Requesting Staff Comments for 333 North Main- SUP

Please see the zoning comments for 333 North Main, Koma SUP.

Thank you,  
Brittany

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**From:** Brian Pudlik  
**Sent:** Thursday, June 01, 2017 10:24 AM  
**To:** Brittany Bermingham <[Brittany.Bermingham@WestHartfordCT.gov](mailto:Brittany.Bermingham@WestHartfordCT.gov)>; Bob Proctor <[BobP@WestHartfordCT.gov](mailto:BobP@WestHartfordCT.gov)>; Aimee Eberly <[Aimee.Eberly@WestHartfordCT.gov](mailto:Aimee.Eberly@WestHartfordCT.gov)>; Tim Mikloiche <[TMikloiche@WestHartfordCT.gov](mailto:TMikloiche@WestHartfordCT.gov)>; Mike Sinsigalli <[MSinsigalli@WestHartfordCT.gov](mailto:MSinsigalli@WestHartfordCT.gov)>; Tracey Gove <[TGove@WestHartfordCT.gov](mailto:TGove@WestHartfordCT.gov)>  
**Cc:** Todd Dumais <[Todd.Dumais@WestHartfordCT.gov](mailto:Todd.Dumais@WestHartfordCT.gov)>; Catherine Dorau <[cdorau@WestHartfordCT.gov](mailto:cdorau@WestHartfordCT.gov)>  
**Subject:** RE: Requesting Staff Comments for 333 North Main- SUP

Please be advised that there are no zoning concerns with the proposed outdoor dining area for Koma.

Brian Pudlik  
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107  
Desk: 860.561.7553 | Fax: 860.561.7504  
Department of Community Development: Planning & Zoning Division

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**From:** Brittany Bermingham  
**Sent:** Monday, May 22, 2017 2:06 PM  
**To:** Bob Proctor <[BobP@WestHartfordCT.gov](mailto:BobP@WestHartfordCT.gov)>; Aimee Eberly <[Aimee.Eberly@WestHartfordCT.gov](mailto:Aimee.Eberly@WestHartfordCT.gov)>; Tim Mikloiche <[TMikloiche@WestHartfordCT.gov](mailto:TMikloiche@WestHartfordCT.gov)>; Mike Sinsigalli <[MSinsigalli@WestHartfordCT.gov](mailto:MSinsigalli@WestHartfordCT.gov)>; Brian Pudlik <[Brian.Pudlik@WestHartfordCT.gov](mailto:Brian.Pudlik@WestHartfordCT.gov)>; Tracey Gove <[TGove@WestHartfordCT.gov](mailto:TGove@WestHartfordCT.gov)>  
**Cc:** Todd Dumais <[Todd.Dumais@WestHartfordCT.gov](mailto:Todd.Dumais@WestHartfordCT.gov)>; Catherine Dorau <[cdorau@WestHartfordCT.gov](mailto:cdorau@WestHartfordCT.gov)>  
**Subject:** Requesting Staff Comments for 333 North Main- SUP

One Special Use Permit application was submitted to our office and will be scheduled for public hearing next month.

- 333 North Main Street- SUP #1309

Attached is the narrative and plan set. Please review the plans and provide us with comments no later than Thursday, June 1, 2017.

If you would like a hard copy, please let me know.

Thank you,

Brittany A. Bermingham  
Planning Technician  
Town of West Hartford  
Department of Community Development: Planning & Zoning Division  
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504  
[brittany.bermingham@westhartfordct.gov](mailto:brittany.bermingham@westhartfordct.gov)

Forwarded on 5.23.17 to: C. ~~Chen~~  
T. Dumais  
C. Dorau

**Brittany Bermingham**

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**From:** Bob Proctor  
**Sent:** Tuesday, May 23, 2017 2:34 PM  
**To:** Catherine Dorau  
**Cc:** Todd Dumais; Brittany Bermingham; Aimee Eberly  
**Subject:** 333 North Main St., SUP #1309 ,PROPOSED OUTDOOR DINING @ KOMA HIBACHI RESTAURANT

Cathy,

We have reviewed the narrative and plan set for the proposed outdoor dining at Koma Hibachi Restaurant and find it to be acceptable as presented. It is our understanding that the SUP Application is to add 6 tables, a total of 24 seats to the outside dining area and to add an aluminum railing of 42" high on both sides of the dining area.

Bob Proctor, RS  
West Hartford Bloomfield Health District  
5-23-17

Forwarded on 5.31.17 to:  
C. Chen  
T. Dumais  
C. Doan



## MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: *DJM* Duane J. Martin, P.E., Town Engineer

RE: 333 North Main Street (aka 2523 Albany Avenue – Tenant Space No. 140)  
Special Use Permit Application No. 1309

DATE: May 31, 2017

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The Engineering Division reviewed the Special Use Permit Application No. 1309 for 333 North Main Street (aka 2523 Albany Avenue – Tenant Space No. 140) dated Received May 17, 2017 and has no comments. We find the application acceptable.



Forwarded on 6-1-17 to: C. Chen  
C. Dorau  
T. Dumais

**Brittany Bermingham**

**From:** Brian Pudlik  
**Sent:** Thursday, June 01, 2017 10:24 AM  
**To:** Brittany Bermingham; Bob Proctor; Aimee Eberly; Tim Mikloiche; Mike Sinsigalli; Tracey Gove  
**Cc:** Todd Dumais; Catherine Dorau  
**Subject:** RE: Requesting Staff Comments for 333 North Main- SUP

Please be advised that there are no zoning concerns with the proposed outdoor dining area for Koma.

Brian Pudlik  
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107  
Desk: 860.561.7553 | Fax: 860.561.7504  
Department of Community Development: Planning & Zoning Division

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**From:** Brittany Bermingham  
**Sent:** Monday, May 22, 2017 2:06 PM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** Requesting Staff Comments for 333 North Main- SUP

One Special Use Permit application was submitted to our office and will be scheduled for public hearing next month.

- 333 North Main Street- SUP #1309

Attached is the narrative and plan set. Please review the plans and provide us with comments no later than Thursday, June 1, 2017.

If you would like a hard copy, please let me know.

Thank you,

Brittany A. Bermingham  
Planning Technician  
Town of West Hartford  
Department of Community Development: Planning & Zoning Division  
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504  
[brittany.bermingham@westhartfordct.gov](mailto:brittany.bermingham@westhartfordct.gov)

Forwarded on 5.23.17  
to Chris Chen, C. Doran, T. Dumas

**Brittany Bermingham**

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**From:** Mike Sinsigalli  
**Sent:** Tuesday, May 23, 2017 9:01 AM  
**To:** Brittany Bermingham  
**Subject:** Outdoor Dinning, Koma Restaurant 333 North Main Street

Please be advised that review of the above noted application for outdoor dining disclosed no areas of concern. This approval does not include outdoor heating provisions which were not indicated on the application.

Michael Sinsigalli  
Assistant Fire Chief  
West Hartford Fire Department  
860-561-8308

*The fire that you prevent may be the one that would have taken your life!*

Please note email address change to [msinsigalli@westhartfordct.gov](mailto:msinsigalli@westhartfordct.gov)  
[Follow Us](#)

5/24/17 C: Chris Chen

**Catherine Dorau**

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**From:** Todd Dumais  
**Sent:** Wednesday, May 24, 2017 7:56 AM  
**To:** Tracey Gove; Brittany Bermingham; Aimee Eberly; Tim Mikloiche; Mike Sinsigalli; Brian Pudlik; Catherine Dorau; Robert McCue  
**Subject:** RE: Requesting Staff Comments for 333 North Main- SUP

Chief,  
Thank you for the comments and for forwarding the information from the Liquor Commission (LC). The application form you provided is currently required by the LC of all outdoor dining areas that are accessory to restaurant establishments which serve alcohol. In this instance, the only difference is the requirement to check the extension of use box.

We currently do not have other outdoor dining configurations like this in town, however, please be aware that this type of set-up is permitted on both private property and within the town right-of-way. Under Section 155-26 of the Town Code, <http://www.ecode360.com/7294653>, the Director of Public Works, may approve outdoor dining to be located within the right-of-way if it meets certain criteria and has been approved by the Plan & Zoning Commission and the Fire Marshall. This section of the code appears to have been crafted specifically for Blue Back Square, however, it could be utilized anywhere in town that meets the requirements.

Todd Dumais  
Town Planner  
Town of West Hartford  
Department of Community Development : Planning & Zoning Division  
50 South Main Street | West Hartford CT 06107 | t 860.561.7556 | f 860.561.7504

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**From:** Tracey Gove  
**Sent:** Wednesday, May 24, 2017 7:42 AM  
**To:** Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>; Robert McCue <RMcCue@WestHartfordCT.gov>  
**Subject:** FW: Requesting Staff Comments for 333 North Main- SUP

Brittany et al:

We asked Liquor Commission (LC) to review the permit as we noted the tables did not abut the building and were actually on the far side of the walkway. Not sure we have other set-ups like this in town.

This would require wait staff to use the walkway for service to tables. Since this is not a public walkway, we didn't think there would be an issue. The LC reviewed and have no concerns but did state the owner/backer would need to file for a patio extension of the existing permit.

See info below and attached.

Hope this helps.

-Tracey

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**From:** Samuel Ferrucci  
**Sent:** Tuesday, May 23, 2017 3:16 PM  
**To:** Tracey Gove <[TGove@WestHartfordCT.gov](mailto:TGove@WestHartfordCT.gov)>  
**Subject:** FW: Requesting Staff Comments for 333 North Main- SUP

Hello Sir,

Please see email and attached form from LC.

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**From:** Kevin Harrison  
**Sent:** Tuesday, May 23, 2017 10:22 AM  
**To:** Samuel Ferrucci <[SFerrucci@WestHartfordCT.gov](mailto:SFerrucci@WestHartfordCT.gov)>  
**Subject:** FW: Requesting Staff Comments for 333 North Main- SUP

Sir,

I spoke with Supervisory Agent Mercado and he later sent me specific information in the below message. Liquor Control has no problems with the patio use in this case, however, the restaurant would still have to file a Patio Extension of Use Permit request through the Dept. of Consumer Protection see attached.

*Detective Kevin Harrison #330*  
Special Investigations Divison  
West Hartford Police Department  
Office (860) 570-8843  
Fax (860) 570-8846  
[KHarrison@westhartfordct.gov](mailto:KHarrison@westhartfordct.gov)

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**From:** Mercado, Kevin [<mailto:Kevin.Mercado@ct.gov>]  
**Sent:** Tuesday, May 23, 2017 9:44 AM  
**To:** Kevin Harrison <[KHarrison@WestHartfordCT.gov](mailto:KHarrison@WestHartfordCT.gov)>  
**Subject:** RE: Requesting Staff Comments for 333 North Main- SUP

Hey Kevin, I do not see an issue with us on this proposal. I have seen more leeway with other towns as far as the position of seating and fencing. Many towns do not even require fencing or any form of demarcation. Initially when we spoke I thought it was for a temporary permit. In cases for temporary permit the principal police authority needs to sign off on our application. See attached. In this case it appears the permit holder is looking for permanent patio approval. Our application for patio request does not require police sign off. See attached. It mainly falls on zoning for permitted use, Fire Marshall approval and Health approval. In any event our applicable statute for alcohol service outside is below. Basically if the town requires a fence it has to be at least thirty inches to comply with our statute. If the town does not require a fence we do not require a fence. The proposal they have is for a 42 inch fence so it should not be an issue with us. Once they are approved for their local Special Use Permit they will then need to complete our patio application and be approved by us for outside alcohol service. OK, I hope this helps.

**Sec. 30-22. Restaurant permit.** Wine ordered with restaurant meal. Sale of draught beer in sealed container for consumption off premises. (a) A restaurant permit shall allow the retail sale of alcoholic liquor to be consumed on the premises of a restaurant. A restaurant patron shall be allowed to remove one unsealed bottle of wine for off-premises

consumption provided the patron has purchased such bottle of wine at such restaurant and has purchased a full course meal at such restaurant and consumed a portion of the bottle of wine with such meal on such restaurant premises. For the purposes of this section, "full course meal" means a diversified selection of food which ordinarily cannot be consumed without the use of tableware and which cannot be conveniently consumed while standing or walking. A restaurant permit, with prior approval of the Department of Consumer Protection, shall allow alcoholic liquor to be served at tables in outside areas which are screened or not screened from public view where permitted by fire, zoning and health regulations. If not required by fire, zoning or health regulations, a fence or wall enclosing such outside areas shall not be required by the Department of Consumer Protection. No fence or wall used to enclose such outside areas shall be less than thirty inches high. Such permit shall also authorize the sale at retail from the premises of sealed containers supplied and filled by the permittee with draught beer for consumption off the premises. Such sales shall be conducted only during the hours a package store is permitted to sell alcoholic liquor under the provisions of subsection (d) of section 30-91. Not more than four liters of such beer shall be sold to any person on any day on which the sale of alcoholic liquor is authorized under the provisions of subsection (d) of section 30-91. No holder of a manufacturer permit, out-of-state shipper's permit or wholesaler permit shall supply to the holder of a restaurant permit the containers permitted to be sold for consumption off the premises under this section or any draught system components other than tapping accessories. The annual fee for a restaurant permit shall be one thousand four hundred fifty dollars.

## Catherine Dorau

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**From:** Catherine Dorau  
**Sent:** Wednesday, June 28, 2017 10:49 AM  
**To:** 'chris.koma@hotmail.com'  
**Cc:** Todd Dumais; Brittany Bermingham  
**Subject:** SUP 1039 - Koma Hibachi Susi Restaurant - O.D.

**Importance:** High

<b>Tracking:</b>	<b>Recipient</b>	<b>Read</b>
	'chris.koma@hotmail.com'	
	Todd Dumais	
	Brittany Bermingham	Read: 6/28/2017 10:51 AM

Hello Chris,

We received your revised plan on June 26<sup>th</sup> but haven't received a revised narrative. Based on what we currently have I offer the following comments.

### SUP Proposal/Narrative and Plan :

1. Paragraph three (3) needs to be revised to match the drawing layout.
  - a. Regarding the entry into the outdoor dining area – initially, there were three gates allowing access to each set of tables between the columns that are inside the dining area. The existing plan shows only one gate which does not allow access to the other four tables based on the layout. The other two entries should be shown. *The narrative should match the revision.*
2. If gates are proposed (are they necessary or can the fence simply have an 'openings') they should have a mechanism (detailed on the plan) to hold the gate open.
3. The umbrella's should be outlined on the seating plan. The narrative should note they are 7 ft. high from the drip edge – with no signage.
4. Will heaters of any kind be used? If so, they should be included in the narrative and on the plan – and details provided. Where spare fuel is stored is something the Fire Department needs to know. (If you want heater's in the future, a separate application will need to be submitted.) If no heaters are proposed, note that in the narrative.
5. A detail of the fence anchoring system should be shown on the plan.

A revised narrative and plan (one each 11x17set and 24x36 sheet) should be submitted no later than noon on Friday, June 30<sup>th</sup>.

Please contact me if you have any questions.

Best Regards,

Catherine Dorau

Associate Planner

Town of West Hartford

Department of Community Development: Planning and Zoning Division

50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504